

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

12-103

Orleans

EAS.1320

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 265 Schoolhouse Road

Historic Name: Clyde and Marie Earle House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1945

Source: Deed research, vital records, USGS survey

Style/Form: No Style

Architect/Builder: Unknown/ Clyde Earle (possibly)

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):

Attached greenhouse replaced by three-season room
(2009)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.22 acres

Setting: This small parcel is located on the west side of Schoolhouse Road just north of Eastham Elementary School. The surrounding area includes modest early- to late-20th century houses on small lots. The house is centered on its level parcel, and it is landscaped in front of the house with a gravel driveway, lawn, and foundation plantings.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

265 SCHOOLHOUSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The form of the Clyde and Marie Earle House, built in ca. 1945, consists of a central one-story gable-front block, an enclosed porch with hip roof on the front elevation, an ell with a lower-pitched roof that spans the left side elevation, and a narrower ell with similar roof slope on the right side elevation where there is also an open wood deck. To the left of the front porch, the roof is extended to the left side elevation creating a new entrance enclosure. The elevations are clad in painted wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has projecting open eaves with exposed rafter tails (a common feature for cottage construction). Windows appear to include banks of modern, thermal 1/1 windows.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This parcel was identified as Lot 50, Section I on a subdivision plan filed by the Eastham Land Company (Figure 3).¹ The plan is dated 1936 but is annotated to say that it was compiled from the "original plan of Section 1 of the Eastham Land Company" dated 1873. Like many developers in Eastham, Eastham Land Company's efforts were probably stimulated by the arrival of the Old Colony Railroad in Eastham in 1870. The company laid out ten subdivisions east of the rail tracks in 1873 and 1874, and at least three of them were later developed to some extent. This subdivision of very small lots was never fully realized. While plans for all ten subdivisions are on file at the Barnstable County Registry, none of them refer to deeds that identify the founders of Eastham Land Company.²

The United States Geological Survey (USGS) began conducting aerial photographic surveys of Cape Cod beginning in 1938. This house is not shown in that first aerial survey but was in place by the time the USGS conducted its next survey in 1952 (Photos 3, 4). The house has an Assessor date of 1925 which, unless the house was moved here, is not accurate. In 1942, Ralph A. Chase of Eastham sold this Lot 50 to Clyde W. Earle of Whitman, MA.³ Unlike subsequent deeds for this property, this deed did not reference buildings.

¹ Barnstable County Registry of Deeds, Plan Book 52/ Page 135.

² This information derived from the MHC Building Form for 705 Doane Road (EAS.216).

³ Book 603/ Page 190.

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Whitman-born Clyde William Earle (1889-1958) was listed as a house carpenter in census records, so perhaps he had a hand in building this house. He married Marie A. Corbett in Concord, NH in 1945. The exact date this house was built is unknown, but may have been built around the time of his marriage. In 1953, Clyde Earle conveyed an interest in this house to his wife, Marie, and that deed referenced buildings. Marie remarried following Clyde's death, and in 1965, she sold this house to Harry Rosen of Whitman, who immediately sold it to Robert T. Barry of Hartford, CT.⁴ Barry was living in Orleans when he died, and in 2007 an executor for his will sold this house to its current owners, Thomas D. and Bethann Steiner of Braintree.⁵

BIBLIOGRAPHY and/or REFERENCES

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Town of Eastham Tax Commitment Books. 1902-57.

United States Geological Survey. Aerial Survey 1938-2020,

<https://www.capecodcommission.org/our-work/cape-cod-chronology-viewer/>.
www.ancestry.com - Vital records.

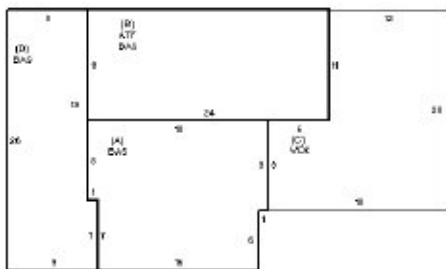


Figure 1. Assessor Sketch.



Photo 2. View looking southwest.

⁴ Book 1300/ Page 1018, Book 1306/ Page 846.

⁵ Book 22321/ Page 117.

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Photo 3. Detail of 1938 USGS aerial survey (arrow added to future site of 265 Schoolhouse Road).



Photo 4. Detail of 1952 USGS aerial survey (arrow added to cottage at 265 Schoolhouse Road).

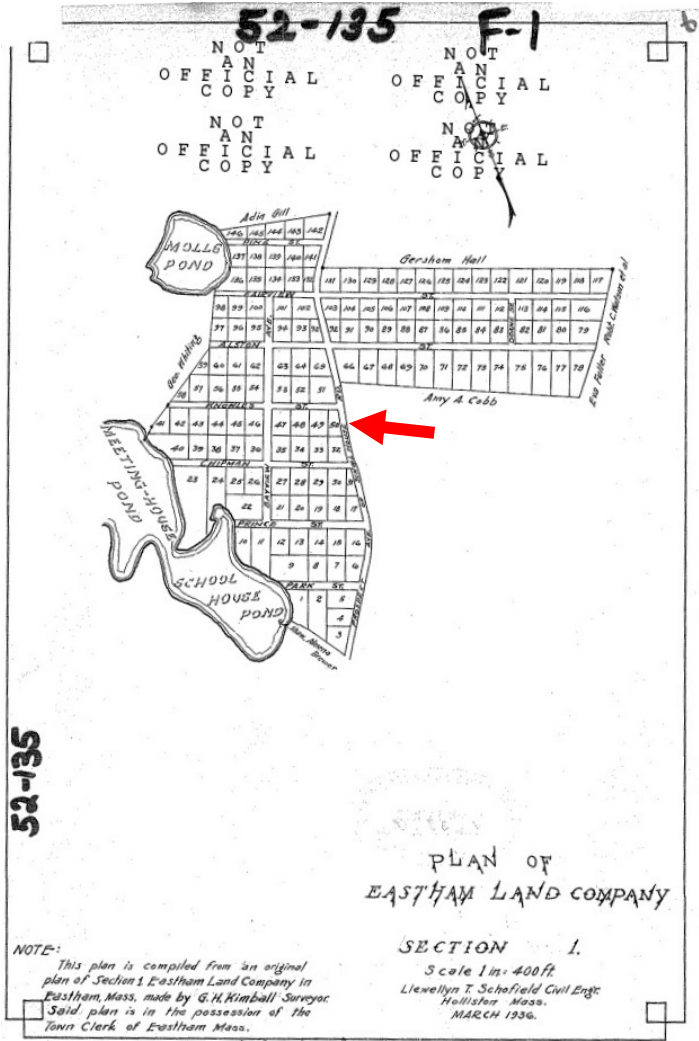


Figure 2. Plan of Eastham Land Company, Section 1, 1873, recompiled 1936 (arrow to Lot 50 added).